



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

6-1

SUBDIVISION REVIEW BOARD

Promoting the wise use of land
Helping build great communities

MEETING DATE July 10, 2006	CONTACT/PHONE Mike Wulkan, project manager 805-781-5608	APPLICANT Gordon Held	FILE NO. SUB 2004-00108 COAL 04-0532				
SUBJECT Request by Gordon Held for a Lot Line Adjustment to adjust the lot lines between four existing parcels of approximately 80, 99, 119, and 178 acres each. The adjustment will result in four parcels of approximately 160, 71, 117, and 130 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 2575 Old Creek Road, on the east and west sides of the road, approximately five miles northeast of the intersection of Old Creek Road and Highway 1, northeast of the community of Cayucos. The site is in the Adelaida Planning Area							
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq 2. Approve Lot Line Adjustment COAL 04-0532 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 2, 2006 for this project (ED05-241).							
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Geologic Study	ASSESSOR PARCEL NUMBER 046-131-036, 037, 039, 041	SUPERVISOR DISTRICT(S) 2				
PLANNING AREA STANDARDS: None applicable							
LAND USE ORDINANCE STANDARDS: Section 22.22.040: Subdivision Design Standards, Agriculture Category							
EXISTING USES: Avocado orchard, grazing, agricultural accessory structures, three dwellings							
SURROUNDING LAND USE CATEGORIES AND USES: <table border="0"><tr><td>North: Agriculture/grazing</td><td>East: Agriculture/grazing</td></tr><tr><td>South: Agriculture/orchards, rural residences</td><td>West: Agriculture/grazing</td></tr></table>				North: Agriculture/grazing	East: Agriculture/grazing	South: Agriculture/orchards, rural residences	West: Agriculture/grazing
North: Agriculture/grazing	East: Agriculture/grazing						
South: Agriculture/orchards, rural residences	West: Agriculture/grazing						
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ Fax: (805) 781-1242							

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Environmental Health, General Services--Parks Division, Air Pollution Control District, Agricultural Commissioner, CDF/County Fire, and the Regional Water Quality Control Board.	
TOPOGRAPHY: Gently to very steeply sloping	VEGETATION: Grasses, oak woodland, chaparral, riparian
PROPOSED SERVICES: Water supply: on site wells Sewage Disposal: individual on-site septic Fire Protection: CDF/County Fire	ACCEPTANCE DATE: November 20, 2004

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between four parcels as follows:

EXISTING ASSESSOR PARCEL NOS.	EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
046-131-041	79.9	160
046-131-039	178.4	130
046-131-037	99.1	71
046-131-036	118.5	117

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than or equal to the existing situation relative to the county's zoning and building ordinances.

This Lot Line Adjustment adjusts the parcel lines between the four existing parcels so that the existing avocado orchard is contained within a single, 117-acre parcel, while consolidating the area with the least agricultural potential onto one 71-acre parcel and creating three parcels that qualify for Land Conservation Act contracts. The acreage of the proposed parcels resulting from this adjustment is not significantly different from the acreage of the existing parcels. As a result, the proposed adjustment better or equals the existing situation with respect to the Land Use Ordinance and the Building and Construction Ordinance.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable specific plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. The parcel sizes of the four existing parcels are below the minimum parcel size for creating new parcels as set through the General Plan and the Land Use Ordinance. One existing parcel, Assessor Parcel 046-131-039, is currently subject to a Land Conservation contract having a minimum parcel size of 320 acres. All the existing parcels are below that size.

However, this Lot Line Adjustment results in one parcel--the proposed 117-acre parcel that contains the avocado orchard--coming closer to meeting the Land Use Ordinance minimum parcel size requirements. Furthermore, in order to complete this Lot Line Adjustment, three of the four proposed parcels are to be placed in new Land Conservation Act contracts that would have minimum parcel sizes of 80, 320 and 320 acres, and the proposed 117-acre parcel does meet the 80-acre minimum parcel size for the proposed contract for that parcel. For those reasons, staff concludes that the adjustment is consistent with both state and local law.

GENERAL PLAN POLICY DISCUSSION:

This Lot Line Adjustment is consistent with the County General Plan for the following reasons:

1. The proposed Lot Line Adjustment is consistent with the goals and policies of the Land Use Element and the Agriculture and Open Space Element of the County General Plan to encourage protection of agricultural land, conserve agricultural resources, encourage participation in the agricultural preserve program, and locate development so as to protect agricultural land, because, according to the County Department of Agriculture (October 25, 2005 memo from Michael J. Isensee):
 - a. The proposed Lot Line Adjustment will result in parcels that are better suited to agricultural purposes than the existing parcels by consolidating the avocado orchard and its irrigation system onto a single parcel, placing three of four parcels on one side of Old Creek Road, improving access, and consolidating the most productive soils onto a single parcel.
 - b. Compared to the existing parcel configuration, at least one more parcel would qualify for a Land Conservation Act contract.
2. The proposed parcel configuration resulting from this Lot Line Adjustment is not more likely to result in greater impacts to biological resources than the existing parcels, and no significant biological impacts are expected to occur. Therefore, the project is consistent with Agriculture and Open Space Element policies to protect and avoid significant impacts to unique or sensitive habitat, and to protect streams and riparian habitat.

COMMUNITY ADVISORY GROUP COMMENTS:

On October 25, 2004, the Land Use Committee of the Cayucos Citizens Advisory Council considered the proposed Lot Line Adjustment and recommended approval. Since that time, the proposed Lot Line Adjustment map has undergone several revisions, but the currently proposed map is improved with regard to agricultural suitability, while complying with the Land Conservation Act and the County's agricultural preserve Rules of Procedure.

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STAFF COMMENTS:

Since this proposal adjusts property lines of property subject to a Land Conservation Act contract, contract amendments are needed to reflect the proposed adjusted parcels. A condition of this Lot Line Adjustment is therefore needed to require completion of the three contract amendments recommended for approval by Agricultural Preserve Review Committee on July 25, 2005 prior to finaling this adjustment. In practice, the proposed Land Conservation Act contract amendments should be submitted to the Board of Supervisors for approval after the certificates of compliance for the Lot Line Adjustment are reviewed and approved by the Public Works Department. Both the certificates of compliance and contract amendments should be recorded simultaneously.

LEGAL LOT STATUS:

The existing parcels were created by certificates of compliance pursuant to Lot Line Adjustment COAL 86-242 at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

Lot Line Adjustment

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because it 1) better or equals the existing situation with respect to the Land Use Ordinance and Building and Construction Ordinance, because a) the acreage of the proposed parcels resulting from this adjustment is not significantly different from the acreage of the existing parcels, and b) the proposed 117-acre parcel meets the 80-acre minimum parcel size for the proposed land Conservation Act contract for that parcel; and 2) is consistent with all applicable policies and standards of the General Plan, because it is consistent with the goals and policies of the Land Use Element and the Agriculture and Open Space Element of the County General Plan to encourage protection of agricultural land, conserve agricultural resources, encourage participation in the agricultural preserve program, locate development so as to protect agricultural resources, protect and avoid significant impacts to unique or sensitive habitat, and protect streams and riparian habitat, because: a) the proposed Lot Line Adjustment will result in parcels that are better suited to agricultural purposes than the existing parcels, at least one more parcel would qualify for a Land Conservation Act contract, the resulting parcels are not more likely to result in greater impacts to biological resources than the existing parcels, and no significant biological impacts are expected to occur.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

Negative Declaration

- D. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 2, 2006 for this project (ED05-241).

6-b

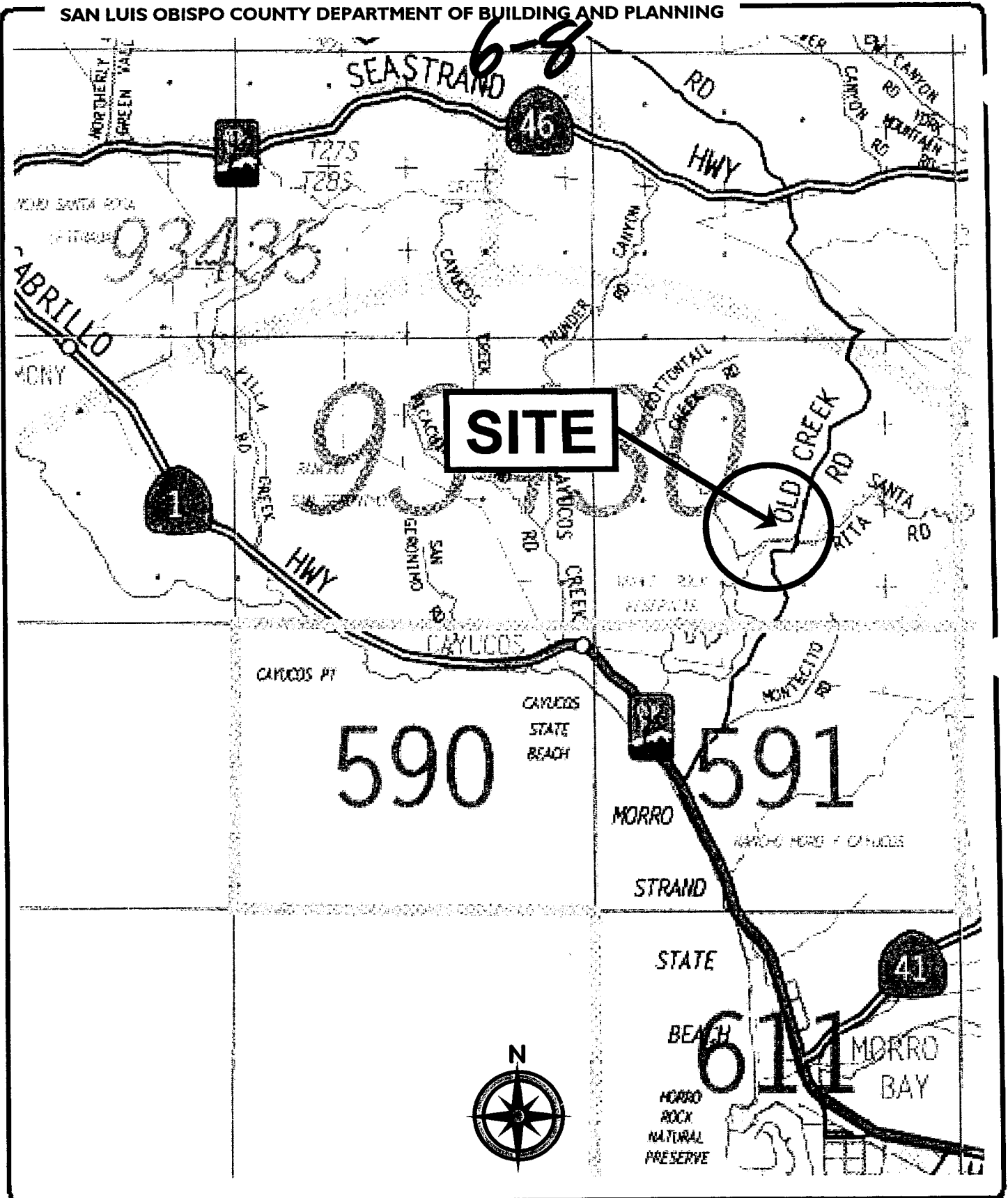
CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
 - c. On an additional map sheet, areas subject to inundation by the 100-year frequency flood or within the coastal high hazard area.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there are multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. Prior to the recordation of the map or certificates of compliance which effectuate the adjustment, the three Land Conservation Act contract amendments recommended for approval by the Agricultural Preserve Review Committee on July 25, 2005 (AGP2004-00016, 0017 and 0018) shall be approved by the Board of Supervisors and recorded.
9. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.
10. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one-year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.

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11. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

Staff report prepared by Mike Wulkan and reviewed by Kami Griffin



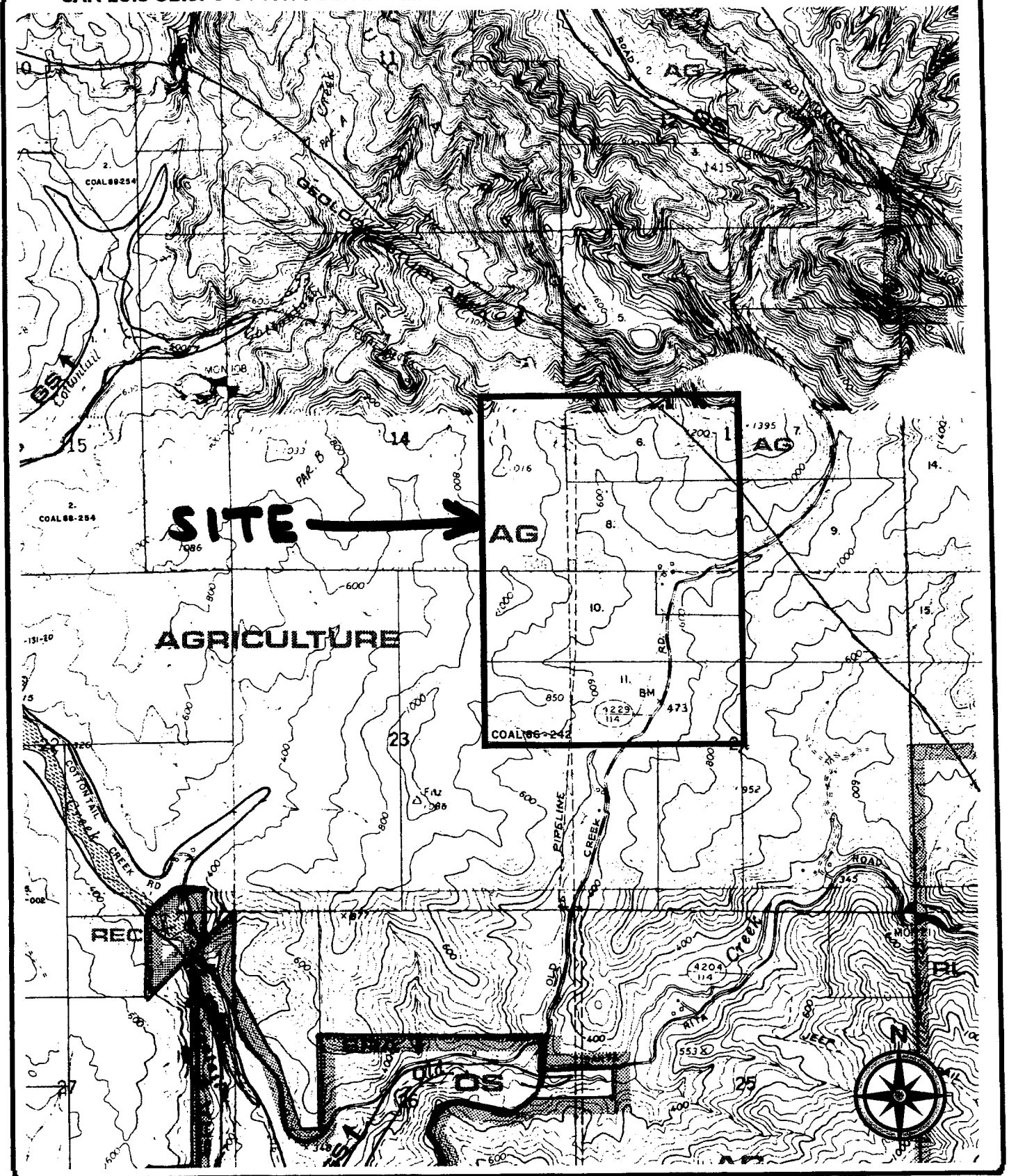
PROJECT

Lot Line Adjustment
Held SUB2004-00108



EXHIBIT

Cayucos Vicinity



PROJECT

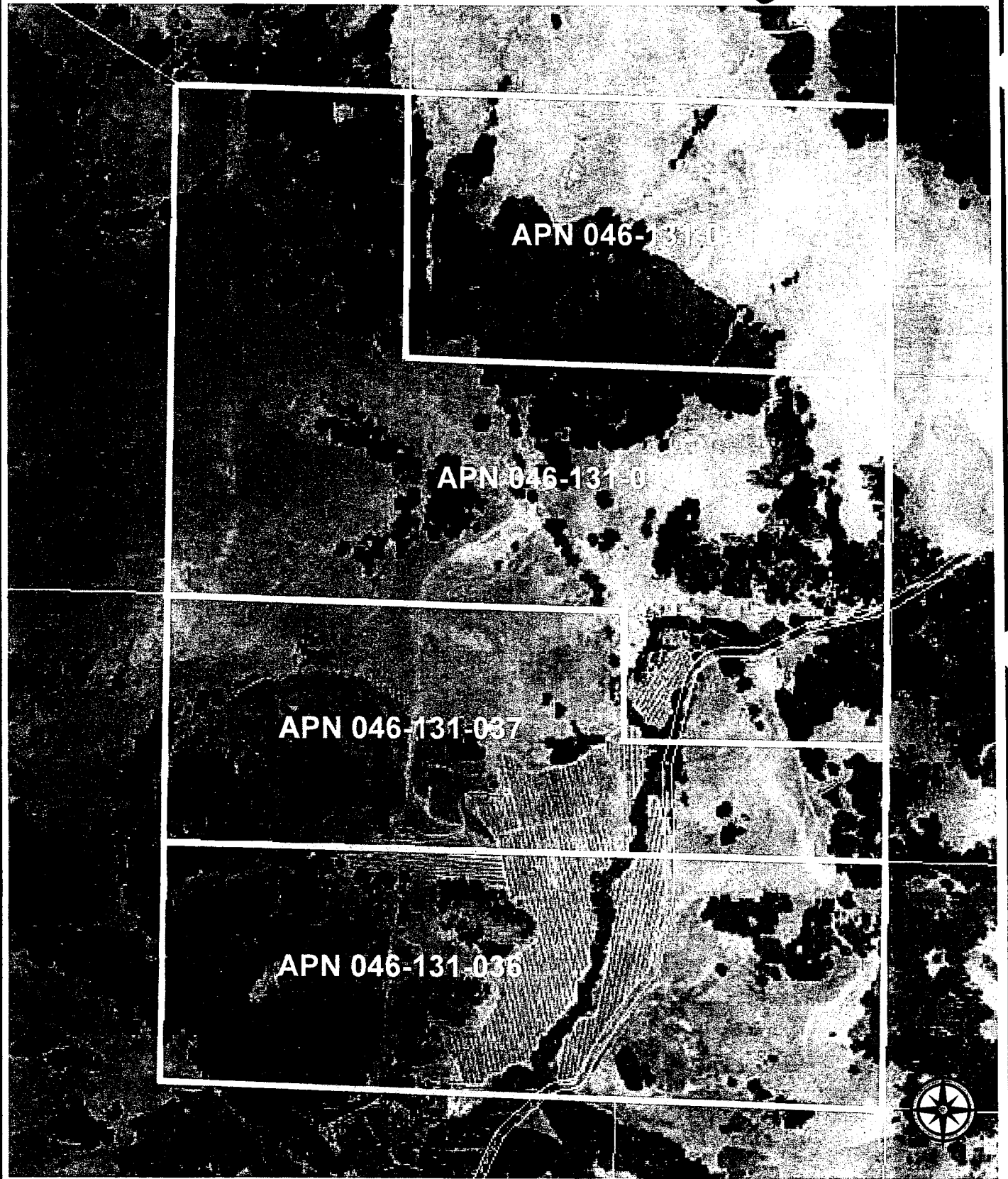
Lot Line Adjustment
Held SUB2004-00108



EXHIBIT

Land Use Category Map

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PROJECT

Lot Line Adjustment
Held SUB2004-00108



EXHIBIT

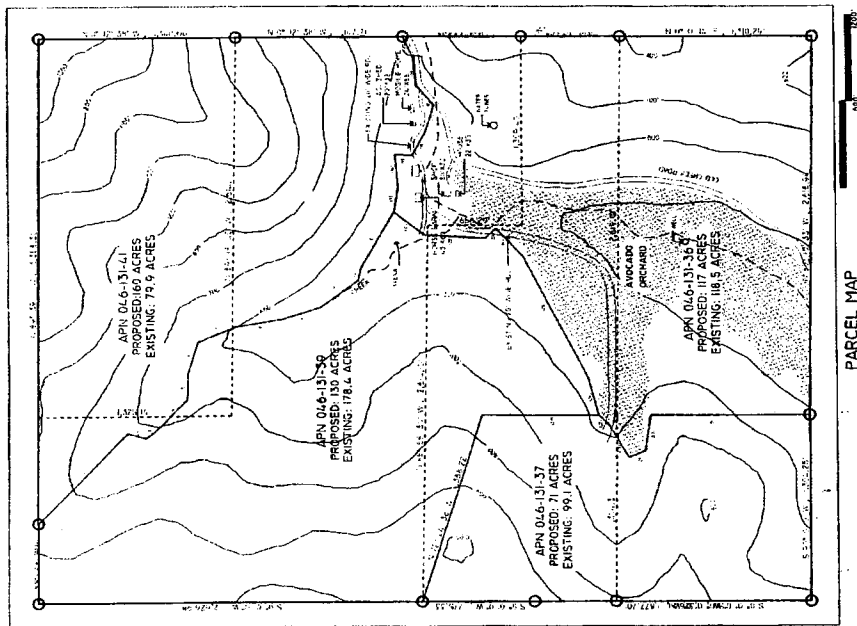
Aerial Photo

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



VICINITY MAP

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PARCEL MAP

OWNER'S CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DONATION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY, OR THE AUTHORIZED AGENT OF THE LEGAL OWNER, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

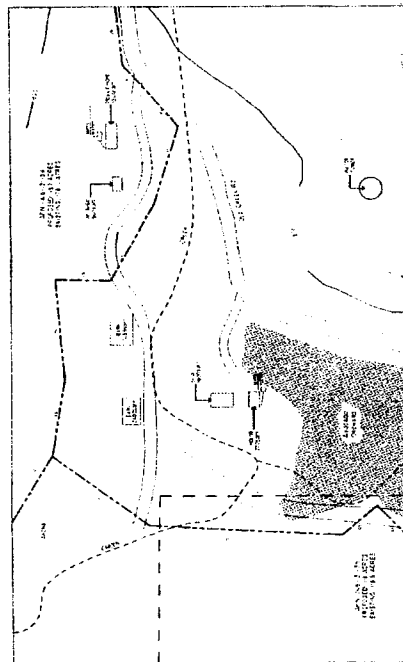
ADGHEH: _____

APPENDIX

UNIVERSITY

ORIGINAL SUBDIVISION LINES
BOUNDARY OF PROPERTY CONCERNED
PROPOSED DIVISION LINE
CENTER OF EXISTING ROAD

LOT LINE ADJUSTMENT
COAL 04-0532

[illegible]

PARCEL MAP DETAIL



PROJECT

Lot Line Adjustment
Held SUB2004-00108

EXHIBIT

Lot Line Adjustment

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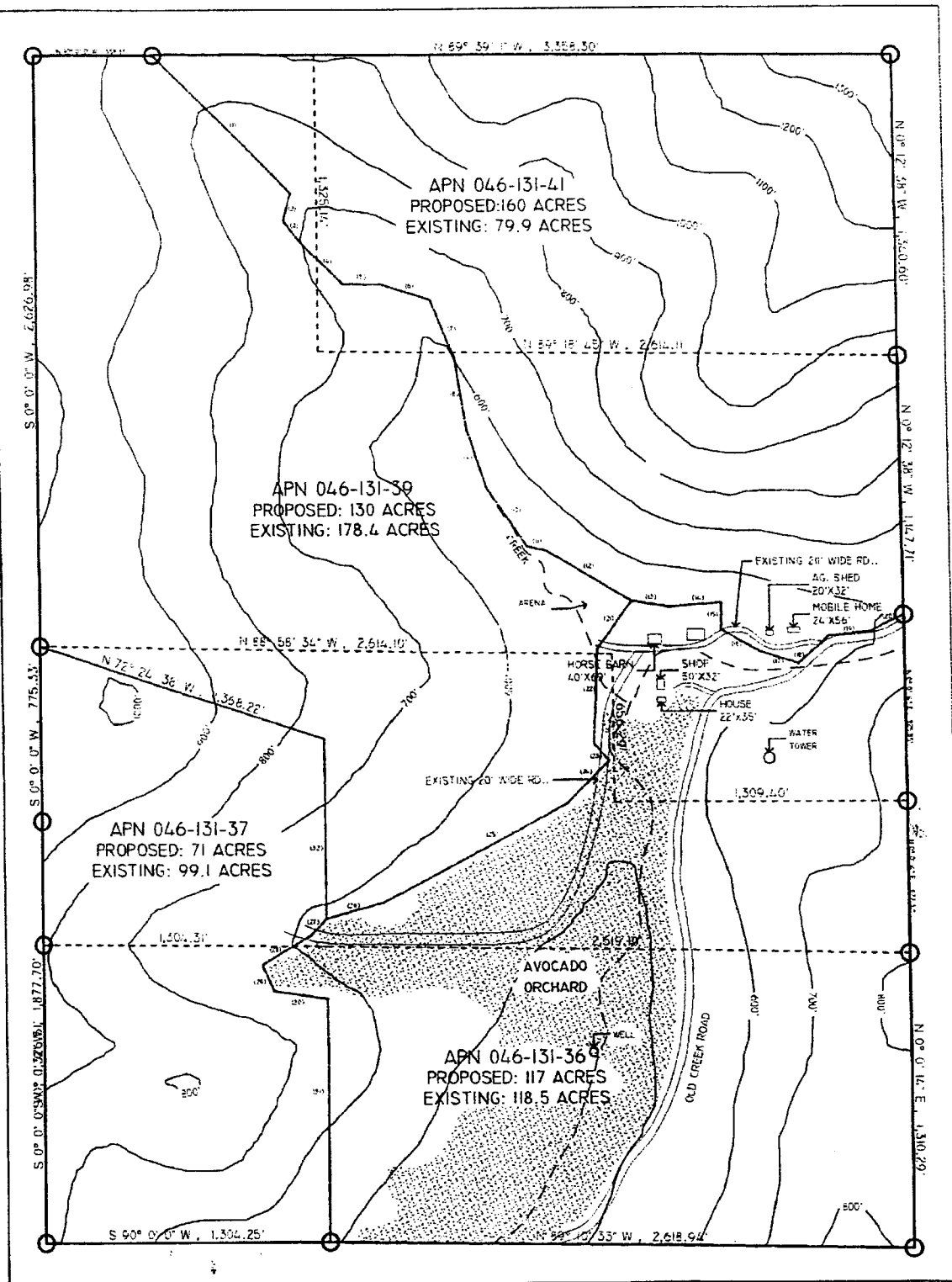
PROJECT

Lot Line Adjustment
Held SUB2004-00108



EXHIBIT

Enlarged Lot Line Adjustment Map



PARCEL MAP



LEGEND

- ORIGINAL SUBDIVISION LINES
- BOUNDARY OF PROPERTY CONCERNED
- - - PROPOSED DIVISION LINE
- - - CENTER OF EXISTING ROAD



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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (MW)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED05-241

DATE: June 2, 2006

PROJECT/ENTITLEMENT: Held Lot Line Adjustment SUB2004-00108

APPLICANT NAME: Gordon Held

ADDRESS: PO Box 156, Cayucos, CA 93430

CONTACT PERSON: Smith Held

Telephone: 805-995-2773

PROPOSED USES/INTENT: Request by Gordon Held for a Lot Line Adjustment to adjust the lot lines between four existing parcels of approximately 80, 99, 119, and 178 acres each. The adjustment will result in four parcels of approximately 160, 71, 117, and 130 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category.

LOCATION: The project is located at 2575 Old Creek Road, on the east and west sides of the road, approximately five miles northeast of the intersection of Old Creek Road and Highway 1, northeast of the community of Cayucos. The site is in the Adelaida Planning Area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on June 16, 2006

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No.

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST
(ver 2.1)

Project Title & No. Held Lot Line Adjustment ED 05-241

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mike Wulkan
Prepared by (Print)

Mike Wulkan
Signature

May 23, 2006
Date

Jeff Oliveira
Reviewed by (Print)

Jeff Oliveira
Signature

Ellen Carroll,
Environmental Coordinator
(for)

5/24/06
Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Gordon Held for a Lot Line Adjustment to adjust the lot lines between four existing parcels of approximately 80, 99, 119, and 178 acres each. The adjustment will result in four parcels of approximately 160, 71, 117, and 130 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 2575 Old Creek Road, on the east and west sides of the road, approximately five miles northeast of the intersection of Old Creek Road and Highway 1, northeast of the community of Cayucos. The site is in the Adelaida Planning Area.

ASSESSOR PARCEL NUMBER(S): 046-131-036, 037, 039, 041 **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: Adelaida, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Geologic Study

EXISTING USES: Agricultural uses, 3 dwellings , accessory structures

TOPOGRAPHY: Gently sloping to very steeply sloping

VEGETATION: Grasses , oak woodland , chaparral , riparian

PARCEL SIZE: Approximately 480 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; grazing	<i>East:</i> Agriculture; grazing
<i>South:</i> Agriculture; orchards, rural residences	<i>West:</i> Agriculture; grazing

C. ENVIRONMENTAL ANALYSIS

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During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The site includes steeply sloping terrain and hilltops that are visible from Old Creek Road, a collector road that connects Highways 1 and 46.

Impact. No development is proposed in connection with this Lot Line Adjustment, which will not increase the subdivision or development potential of the site. Based on soil types and existing agricultural uses, no additional subdivision of the site could occur under both the existing and proposed parcel configurations. In addition, five additional primary dwellings (for a total of eight) could potentially be developed under both the existing and proposed parcel configurations.

Under the existing parcel configuration, on three of the four existing parcels, there is a potential for future development to occur on steeply sloping and hilltop locations such that buildings would be visible from or silhouette against the sky as viewed from Old Creek Road (the existing 178-acre parcel is developed with two dwellings and is assumed to not have additional residential development potential). The proposed Lot Line Adjustment would also result in a configuration of parcels, where on three of the four proposed parcels, there would be a potential for future development to occur on steeply sloping and hilltop locations such that buildings would be visible from or silhouette against the sky as viewed from Old Creek Road (the proposed 130-acre parcel would encompass two existing dwellings and is assumed to not have additional residential development potential). Furthermore, all four proposed parcels contain suitable building sites on gentle-to-moderate slopes where buildings would not silhouette against the sky as seen from Old Creek Road, and where there would not be potential significant visual impacts. However, only three of the four *existing* parcels contain such suitable sites. Therefore, the proposed Lot Line Adjustment would not result in parcels that are necessarily more likely to result in potential significant visual impacts. Furthermore, due to the steeply

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sloping topography on this site, it is likely that proposed new development on ridgetop locations will require grading of an access driveway or road on slopes steeper than 10 percent. Such development would trigger environmental review in accordance with CEQA, and the visual impacts of the entire project would be evaluated. If needed, mitigation measures would be applied in order to reduce potential visual impacts to a level of insignificance. In those cases, there would not be any significant impacts. For all the preceding reasons, no significant visual impacts are expected to occur as a result of this Lot Line Adjustment.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types are as follows:

Los Osos-Diablo complex, (30 - 50% slope). This steeply to very steeply sloping soil is considered unknown drained. The soil has unknown erodibility and unknown shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Elder sandy loam, (9 - 15 % slope). This gently to moderately sloping soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes. The soil is considered Class III without irrigation and Class III when irrigated.

Gaviota fine sandy loam, (15 - 50 % slope). This moderately to very steeply sloping soil is considered very poorly drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Gaviota sandy loam, (50 - 75 % slope). This very steeply sloping soil is considered very poorly drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Diablo and Cibo clays, (15 - 30 % slope). This moderately to steeply sloping soil is considered well drained. The soil has low to moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

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Obispo-Rock outcrop complex, (15 - 75% slope). This moderately to very steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Diablo and Cibo clays, (30 - 50 % slope). This steeply to very steeply sloping soil is considered very poorly drained. The soil has low to moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Nacimiento--Calodo complex, (30 - 50% slope). This steeply to very steeply sloping soil is considered not well drained. The soil has moderate erodibility and low to moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Gazos-Lodo clay loams, (30 - 50% slope). This steeply to very steeply sloping soil is considered very poorly to not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Los Osos-Lodo complex, (30 - 75% slope). This steeply to very steeply sloping soil is considered unknown drained. The soil has unknown erodibility and unknown shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lompico-McMullin loams, (30 - 75% slope). This steeply to very steeply sloping soil is considered very poorly drained. The soil has low to moderate erodibility and low to moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

The project site contains about 35-42 acres of irrigated avocados on Class III and IV soils, and is also used for cattle grazing. Roughly 370 acres of the 480-acre site are moderately or well suited for rangeland. The existing 178-acre parcel is subject to a Land Conservation Act contract. Surrounding agricultural uses consist of grazing and orchards, and much of the surrounding land is subject to Land Conservation Act contracts.

According to the County Department of Agriculture (see attached October 25, 2005 memo from Michael J. Isensee), the existing parcel configuration poses limitations on agricultural operations, because Old Creek Road divides portions of three of the four existing parcels, and because the avocado orchard is included in portions of three existing parcels rather than being contained entirely within one parcel.

Impact. According to the County Department of Agriculture (October 25, 2005 memo from Michael J. Isensee), the proposed Lot Line Adjustment would result in parcels that are better suited to agricultural purposes for the following reasons:

- The avocado operation and its irrigation system would be consolidated onto a single parcel
- Three of the four parcels would be entirely on one side of Old Creek Road, and access to parcels via existing ranch roads would appear to be improved

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- The most productive agricultural soils are consolidated onto one parcel, helping to assure that parcel's long-term agricultural capability. The remaining soils have limited capability, such that the parcels could not be reconfigured to result in more than one parcel that has long-term agricultural capability.
- Three of the four resulting parcels would qualify for Land Conservation Act contracts (the applicant intends to enter into three new contracts on those parcels and has received a recommendation for approval of that request from the Agricultural Preserve Review Committee), whereas only two of the existing parcels would possibly qualify for contract.
- In the absence of proposed access roads and building locations for the existing and proposed parcels, the potential impacts of new development on agricultural resources are uncertain, so the existing and proposed situations are assumed to have equivalent potential impacts.

Based on soil types and existing agricultural uses, no additional subdivision of the site could occur under both the existing and proposed parcel configurations. Also, no additional development potential would result from the Lot Line Adjustment. On the proposed parcel that would encompass the entire avocado orchard, no additional primary dwellings could be developed, as that parcel, as reconfigured, would include two existing dwellings. Therefore, potential land use conflicts between residential and agricultural uses on that parcel would be avoided.

The acreage of the parcels resulting from this Lot Line Adjustment will not be significantly different from those of the existing parcels, thus maintaining conformance with the County General Plan.

For all the preceding reasons, the proposed Lot Line Adjustment would result in parcels that are less likely to result in potentially significant impacts to agricultural resources. Therefore, no significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project does not involve any development. The proposed parcel configuration will not result in a greater development potential than the existing parcel configuration, and will not result in a greater likelihood of more site disturbance than the existing parcel configuration. Existing agricultural operations have the potential to create dust, but compared to the existing parcel configuration, the proposed parcels are not more likely to result in significant expansion of agricultural operations and hence increase potential air quality impacts from dust. The resulting parcels will therefore not be more likely to result in the creation of more construction dust or short- and long-term vehicle emissions than the existing parcels. Development resulting from the existing and proposed parcels is consistent with the general level of development anticipated and projected in the Clean Air Plan. Therefore, no significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: grassland, oak woodland, chaprral, and riparian.

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Wildlife: Southwestern pond turtle (*Emys (=Clemmys) marmorata pallida*) approximately 0.42 miles south of site. Southwestern pond turtle is a State Species of Concern. This species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

Plants: none

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Habitat: Coastal Oak Woodland (low 10 to 33%) on site. Red-legged frog habitat occurs on the site.

Impact. The project does not involve any development, and will not result in a greater development potential than does the existing parcel configuration. The proposed parcels are configured to take access from existing ranch roads, so that new creek crossings will not be necessary, thereby avoiding potential impacts on riparian habitat. Both the existing and proposed parcels include oak woodland, chaparral, and/or riparian habitat, but they both also contain suitable, potential building sites outside of oak woodland, chaparral and riparian habitat. Furthermore, the proposed parcel configuration is not necessarily more likely than the existing parcel configuration to result in future building sites that cause greater disturbance of such habitat. In addition, compared to the existing parcel configuration, the proposed parcels are not more likely to result in significant expansion of agricultural operations and hence increase the potential for impacts to sensitive habitat. For all the preceding reasons, the proposed parcel configuration is not more likely to result in greater impacts to biological resources than the existing parcels, and no significant biological impacts are expected to occur.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Playano Salinan peoples. No historic structures are present and no paleontological resources are known to exist in the area. An archaeological surface survey was conducted to examine potential impacts of minor road construction and possible minor road widening that would be needed in the future to provide access to three proposed parcels (C.A. Singer & Associates, Inc., April 5, 2006). Nearly the entire length of this proposed access road already exists, and much of the road is adjacent to the existing avocado orchard. The archaeologist found no evidence of prehistoric or early historic resources, and recommended that no additional investigations be conducted.

Impact. The project is located in an area that could be considered culturally sensitive due to its proximity to Old Creek, which flows through the site. This Lot Line Adjustment does not involve new development, and a future proposed access road to three proposed parcels would not affect prehistoric or early historic resources. In addition, the proposed parcel configuration is no more likely to result in potential building sites that are closer to Old Creek--where there is a greater potential for cultural resources--than is the existing parcel configuration. Also, the proposed parcel sizes range from approximately 70-160 acres, providing large areas to locate potential building sites that avoid potential cultural resources. For all of the preceding reasons, impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

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6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is gently sloping. to very steeply sloping. Nearly the entire site is within the Geologic Study Area designation. The landslide risk potential is considered low to very high. The liquefaction potential during a ground-shaking event is considered low to high. Active faulting is known to exist on or near the subject property (on site). The project is within a known area containing serpentine or ultramafic rock or soils.

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance (LUO) section 22.14.070 (c) to evaluate the area's geological stability relating to the proposed use. A geological report was not conducted, because no development is proposed in connection with this Lot Line Adjustment.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. Old Creek and unnamed tributaries flow through the site. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered unknown to well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts in connection with proposed development. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is considered to have unknown to high erodibility and unknown to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors this program.

Impact. As proposed, the project does not involve any development. The proposed parcel configuration will not result in a greater development potential than the existing parcel configuration. The proposed parcels are configured to take access from existing ranch roads, so that lengthy, new road/driveway construction is not necessary, and is not more likely than under the existing parcel configuration. Compared to the existing parcel configuration, the proposed parcel configuration is not necessarily more likely to result in potential building sites on steeper terrain or in areas likely to result in impacts due to geologic hazards, flooding, sedimentation or erosion. When future development is proposed, it will be subject to ordinance requirements for geologic reports, and drainage and sedimentation and erosion control plans (for example, on steeper slopes and near creeks). Therefore, the proposed parcel configuration is not more likely to result in greater impacts to geology and soils than the existing parcels.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not involve or increase the potential for development. Future residential development would not involve the use of hazardous materials. Compared to the existing parcel configuration, the proposed parcels are not more likely to result in significant expansion of agricultural operations and hence increase potential use of fuel, pesticides, agricultural chemicals, or other hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Old Creek Road, the nearest street, is not identified as a significant transportation noise source in the Noise Element of the County General Plan. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

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Impact. Future residential development is not expected to generate loud noises or conflict with the surrounding uses. Agricultural operations can create noise impacts from sources such as farm equipment and machinery, wind machines, pest-repelling devices. However, compared to the existing parcel configuration, the proposed parcels are not more likely to result in significant expansion of agricultural operations and hence increase potential noise impacts.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The Lot Line Adjustment will not result in additional development potential compared to the existing situation, and will therefore not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
 or result in the need for new or
 altered public services in any of the
 following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Cayucos Station 11) is approximately 5.1 miles to the southwest. The closest Sheriff substation is in Templeton, which is approximately 14.2 miles to the northeast of the proposed project. The project is located in the Cayucos Elementary School District.

Impact. The proposed Lot Line Adjustment will not result in additional development potential compared to the existing situation. Therefore, compared to the existing situation, potential future development, together with other development in the area, will not have a cumulative effect on police and fire protection and schools. Compared to the existing parcel configuration, the proposed parcels are not necessarily more likely to result in development that is more remote or difficult to get to for emergency vehicles, and will not result in impacts on police and fire protection and schools. No significant project-specific impacts to utilities or public services were identified.

Mitigation/Conclusion. No significant public services-utilities impacts are anticipated, and no mitigation measures are necessary.

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11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed Lot Line Adjustment will not result in additional development potential, and will therefore not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**12. TRANSPORTATION/
CIRCULATION - Will the project:**

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) | Result in a change in air traffic patterns that may result in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. Future development will access onto the following public road(s): Old Creek Road, a paved, two-lane collector road. The identified roadway is operating at an acceptable level. A referral was sent to the Public Works Department, and no significant traffic-related concerns were identified.

Impact. The proposed Lot Line Adjustment will not result in any additional development potential, and will therefore not cause an increase in vehicle traffic generation. In addition, compared to the existing parcel configuration, the proposed parcels are not necessarily more likely to result in potential building sites that are more remote from Old Creek Road, that make emergency access more difficult or that pose internal circulation concerns.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Adversely affect community wastewater service provider? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. As described in the NRCS Soil Survey (see Agriculture section for soil types and descriptions), the main limitations for on-site wastewater systems relate to: slow percolation, steep slopes, and shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The proposed Lot Line Adjustment does not involve any proposed development, and will not result in additional development potential. Future development would use on-site systems as the means to dispose of wastewater. Compared to the existing parcel configuration, the proposed parcels are not necessarily more likely to result in potential building sites that are on very steep slopes or on other areas with limitations for septic systems. In addition, the proposed parcel sizes range from approximately 70-160 acres, providing large areas to locate potential building sites in areas appropriate for on-site systems. Therefore, the proposed parcel configuration is not more likely to result in greater wastewater impacts than the existing parcels, and no significant wastewater impacts are expected to occur.

Mitigation/Conclusion. No significant wastewater impacts are expected, and no mitigation measures are necessary. When future development is proposed, leach lines will need to be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed Lot Line Adjustment does not involve any proposed development, and will not result in additional development potential. Two existing dwellings and an existing irrigated avocado orchard use on-site water. Likewise, future development would use on-site wells as the water source. The proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to very steeply sloping. Old Creek and unnamed tributaries flow through the site. As described in the NRCS Soil Survey, the soil surface is considered to have unknown to high erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. The proposed Lot Line Adjustment will not result in increased development potential; therefore no additional water demand will result from residential development. Compared to the existing parcel configuration, the proposed parcels are not more likely to result in significant expansion of agricultural operations and hence increase potential agricultural water demand. In addition, compared to the existing parcel configuration, the proposed parcels are not necessarily more likely to result in potential building sites in locations where adequate quantity of on-site water is more difficult to obtain.

Regarding surface water quality, the project will not result in site disturbance. In addition, compared to the existing parcel configuration, the proposed parcels are not necessarily more likely to result in potential building sites that are located within close proximity to surface water sources.

For the preceding reasons, the proposed parcel configuration is not more likely to result in greater water impacts than the existing parcels, and no significant water impacts are expected to occur.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. When future development is proposed, standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - <i>Will the project:</i>	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Agriculture and Open Space Element, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

According to the County Department of Agriculture (October 25, 2005 memo from Michael J. Isensee), the proposed Lot Line Adjustment would result in parcels that are better suited to agricultural purposes than the existing parcels. In addition, compared to the existing parcel configuration, at least one more parcel would qualify for a Land Conservation Act contract. Therefore, the proposed Lot Line Adjustment is consistent with goals and policies of the Land Use Element and the *Agriculture and Open Space Element* of the County General Plan to encourage protection of agricultural land, conserve agricultural resources, encourage participation in the agricultural preserve program, and locate development so as to protect agricultural land.

The proposed parcel configuration resulting from this Lot Line Adjustment is not more likely to result in greater impacts to biological resources than the existing parcels, and no significant biological impacts are expected to occur. Therefore, the project is consistent with Agriculture and Open Space Element policies to protect and avoid significant impacts to unique or sensitive habitat, and to protect streams and riparian habitat.

The acreage of the parcels resulting from this Lot Line Adjustment will not be significantly different from those of the existing parcels; therefore, the project is consistent with the Land Use Element minimum parcel size criteria.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding primarily agricultural uses and rural residences as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified, and therefore no additional measures above what will already be required are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- ☐ ☐ ☒ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
- ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at: "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	In File**
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	None
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County General Services/Parks</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Estero Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

6-34

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Cultural Resources Survey and Impact Assessment for a Roadway Located West of Old Creek Road on Tentative Parcel Map No. COAL 86-242, Northeast of the Town of Cayucos in San Luis Obispo County, California, C.A. Singer & Associates, Inc., April 5, 2006

County of San Luis Obispo Department of Planning and Building Staff Reports for Agricultural Preserve Review Committee: proposals by GGH Ranch LLC to alter and expand the boundaries of an agricultural preserve, rescind a contract and simultaneously enter into one of three new contracts to increase the contracted land and reflect a lot line adjustment; items 8, 9 and 10; July 25, 2005

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY, OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: _____
ADDRESS: _____

RECORD OWNER: _____

ORIGINAL SUBDIVISION LINES
BOUNDARY OF PROPERTY CONCERNED
PROPOSED DIVISION LINE
CENTER OF EXISTING ROAD

APN 046-013-41
The Northwest quarter of Section 13 in Township 25 South, Range 10 East, Mount Diablo Base and Meridian, in the unincorporated area, of the County of San Luis Obispo, State of California, as per Certificate of Compliance recorded February 11, 1980 in Book 3105, Page 656 of Official Records.

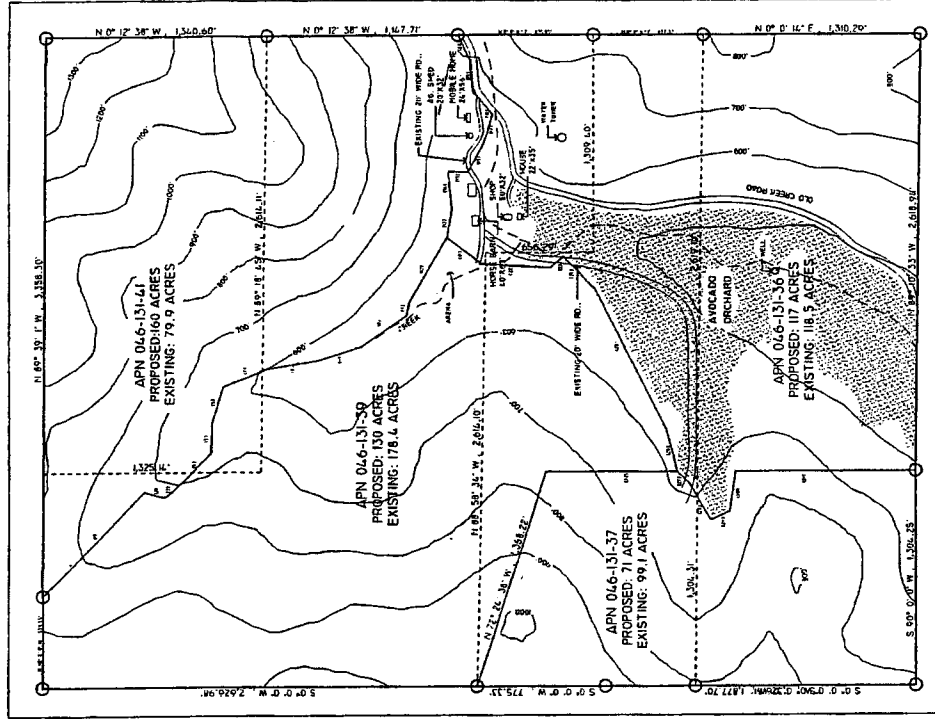
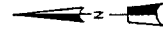
APN 046-013-39
The East half of the Southwest quarter of Section 14 in the South half of the Northwest quarter of Section 24 in Township 25 South, Range 10 East, Mount Diablo Base and Meridian, in the unincorporated area, of the County of San Luis Obispo, State of California, as per Certificate of Compliance recorded February 11, 1980 in Book 3105, Page 644 of Official Records.

APN 046-013-37
The Northwest quarter of the Northwest quarter of Section 23 and the Northwest quarter of the Northwest quarter of Section 24 and the South half of the Northwest quarter of the Northwest quarter of Section 24 in Township 25 South, Range 10 East, Mount Diablo Base and Meridian, in the unincorporated area, of the County of San Luis Obispo, State of California, as per Certificate of Compliance recorded February 11, 1980 in Book 3105, Page 643 of Official Records.

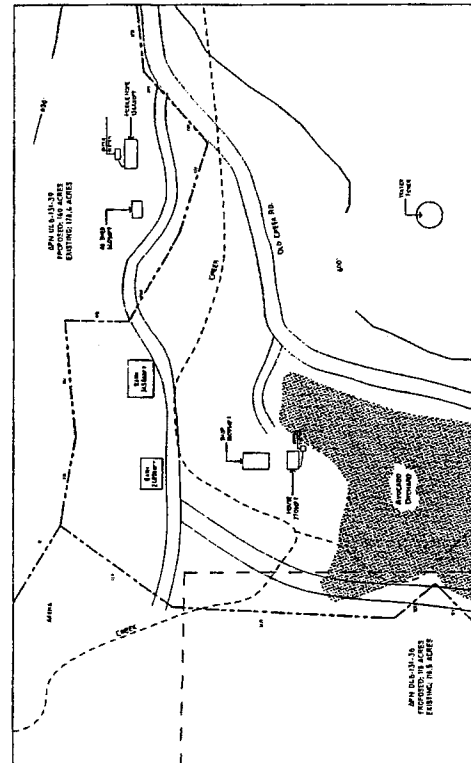
APN 046-013-35
The Northwest quarter of the Northwest quarter of Section 23 and the Northwest quarter of the Northwest quarter of Section 24 and the South half of the Northwest quarter of the Northwest quarter of Section 24 in Township 25 South, Range 10 East, Mount Diablo Base and Meridian, in the unincorporated area, of the County of San Luis Obispo, State of California, as per Certificate of Compliance recorded February 11, 1980 in Book 3105, Page 654 of Official Records.

APN 046-013-33
The Northwest quarter of the Northwest quarter of Section 23 and the South half of the Northwest quarter of Section 24 in Township 25 South, Range 10 East, Mount Diablo Base and Meridian, in the unincorporated area, of the County of San Luis Obispo, State of California, as per Certificate of Compliance recorded February 11, 1980 in Book 3105, Page 658 of Official Records.

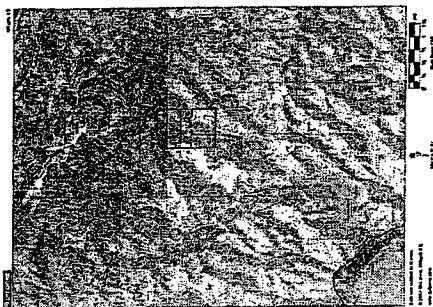
6-35



PARCEL MAP



PARCEL MAP DETAIL



VICINITY MAP

Cayucos

6.36

Land Use Committee

Memo

To: Inge Lundegaard
From: Mary Ann Carnegie
CC: Coastal Team
Date: 10/26/04
Re: Project ID #SOB2004-00108; COAL 04-0532, Held Family Trust

address: APN 046-131-36, 37, 39, 41. Cayucos, CA

After reviewing the above mentioned project the following comments/concerns were brought forth:

Mr. Smith Held, agent for the proposed project attended the Land Use Committee Meeting on Monday, October 25 to discuss and answer any questions and/or concerns for the above noted project referral. Located on 2565 Old Creek Rd. a lot line adjustment is being requested for four parcels ranging in size from 180 acres to 80 acres for a total of 480 acres. The parcels, though located in the Adelaida Planning Area, neighbor up to the local coastal plan of Cayucos, and consequently were referred to the Cayucos Advisory Council's Land Use Committee for input regarding any concerns from that body.

- Upon review of the project there seemed to be nothing of urgent concern. It was felt by all that the referral, once thoroughly reviewed by the Ag. Planner and the Ag. Dept., would verify that the lot line adjustment will cause the parcels to be better than before or at least equal to what they currently are. Another concern was to verify if any of the reconfigured parcels would be under the Williamson Act, this will be verified by the Ag. Planner, and if found to be so, then all implications of this act on the lot line adjustment should be clearly defined to the client.
- it is anticipated that the proposed lot line adjustment will maintain or enhance the agricultural viability of the site. This was confirmed per discussion with the client when it was explained that the avocado orchards would all be together on one lot, and grazing on the others. The home will be on the biggest lot. Likewise, the proposed use for each parcel is clearly defined on the Land Division application.
- Per the client, the lot line adjustment will not divide any of the parcels for subdivisions, or development. All divisions shall be consistent with applicable agricultural policies.

- for each of the parcels, it appeared that there would be adequate water supplies available to maintain habitats and/or to support existing/proposed agricultural viability.

6-37

Submitted by: Cayucos Land Use Committee;

After review by the committee, and most concerns addressed, noted as listed above, it was agreed that this project would NOT go before the full council, since it met without opposition and with the full approval of the Land Use Committee members.

Should there be questions or concerns on this project based on comments submitted above, please feel free to contact me.

Thank you.

Chairman, Mary Ann Carnegie

2689 Richard Avenue

Cayucos, CA 93430-1470

Or 995-3659 or email ecarnegi@calpoly.edu

Held Project COAL 04-0532
SOB 2004-00108



COUNTY OF SAN LUIS OBISPO

6.38

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

ROBERT F. LILLEY

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: October 25, 2005

TO: Mike Wulkan, Senior Planner

FROM: Michael J. Isensee, Agricultural Resource Specialist *MJL*

SUBJECT: Held LLA Sub2004-00108 (COAL04-0532) Ag Dept #0956

Summary of Findings

The Agriculture Department's review of the proposed Held Lot Line Adjustment (LLA) finds that the proposed parcels are equal to or better than the existing parcels and configuration.

The County Department of Agriculture supports lot line adjustments that either improve agriculture or do not adversely impact agricultural potential on parcels involved in the adjustment, utilizing the agricultural policies of the Agriculture and Open Space Element of the County General Plan and a review of the potential impacts to agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

The existing configuration of the approximately 80, 120, 110, and 170 acre parcels presents problems for agricultural operations due to the presence of Old Creek Road dividing portions of three of the four parcels as well as dividing the avocado orchard located on the site. The revised parcel configuration of parcels 046-131-036, -037, -040, and -041 is better suited for agricultural purposes for three reasons:

1. the revised parcels more logically divide the property for current and future agricultural operations, placing the existing intensified avocado operation onto a single parcel.
2. The proposed configuration also expands the one parcel most likely to be able to support a viable agricultural operation from approximately 118 to 138 acres (parcel -036).
3. Three of the resulting parcels appear to qualify for agricultural preserve contract.

Comments and recommendations in this report are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture. If you have any additional questions, I can be reached at 781-5753.



10
LNL
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

SEP 23

6-39

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

9/22/04

FROM

FW

FROM

NORTH County Planner

(Please direct response to the above)

HELD FMLY-TRUST

SUB2004-00108

Project Name and Number

COAL 04-0532

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

LLA in Cayucos outside LCP. Between 4 parcels ranging from 180 Acres to 180 Acres. Off Old Creek Rd. (involves 480 Acres) See maps for proposed LLA.

Return this letter with your comments attached no later than:

10/7/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend Approval - Assure access to all parcels. IF A Map is recorded, parcels shall be numbered in sequence.

13 Oct 2004
Date

Goodwin
Name

5252
Phone

6-40

INTRODUCTION

The project property is located at 2565 Old Creek Road, approximately five miles from the intersection with Highway 1. The project properties consist of an approximately 118-acre parcel (APN 046-131-036), a 99-acre parcel (APN 046-131-037), a 178-acre parcel (APN 046-031-039), and an 80-acre parcel (APN 046-131-041). These parcels were recorded in 1988 as part of the certificate of compliance process (88-007432, -33, -35, and -37). The proposed LLA reconfigures the parcel lines of these four parcels to place the existing avocado operation onto a single parcel and create three parcels that qualify for Williamson Act contract, while placing the portion of the property with the least agricultural potential onto a single parcel.

An attached page presents the approximate existing and proposed acreages for each parcel. It includes the soil and range capability for each soil type based upon the 1977 Soil Conservation Service Soil Survey of San Luis Obispo, California Coastal Part and more recent 2004 updates to this information from the Natural Resources Conservation Service via the Soil Survey Geographic Database (SSURGO).

EVALUATION

The Agriculture Department evaluates lot line adjustments (LLAs) based on several factors, including 1) the configuration of the property lines, 2) the presence of agriculturally productive soils, 3) the eligibility of the resulting parcels for agricultural preserve contracts, and 4) any other issues creating incompatibility with agriculture. For a LLA to be considered equal to or better than the existing configuration, no factor should worsen when compared to the existing configuration.

1. The proposed configuration consolidates the intensified 35-acre avocado operation, including its irrigation infrastructure, onto a single parcel (proposed parcel 036), places three of the four parcels entirely on one side of Old Creek Road, and appears to improve access to each of the remaining parcels utilizing existing ranch roads. *In this regard the proposed LLA is better than the existing configuration.*
2. The proposal consolidates the most productive soils onto a single parcel, helping to ensure its long-term capability. The remaining parcels all contain soils with limited capability. There is no way to configure the site so as to obtain more than a single parcel that could be considered a long-term agriculturally capable parcel. *In this regard the proposed LLA is better than the existing configuration.*
3. The three largest proposed parcels appear to each qualify for an agricultural preserve contract in both its current and proposed configuration, while in their current configuration only two of the parcels would possibly qualify. *In this regard the proposed LLA is better than the existing configuration.*
4. Without identified future access roads or building envelopes, it is unclear what amount of impact development of the two undeveloped parcels might have to agricultural resources. *In this regard the proposed LLA is equal to the existing configuration.*

RECOMMENDED MITIGATION

The Agriculture Department does not recommend any specific mitigation measures. As with all projects, successors in interest of properties should receive information regarding the County Right to Farm Ordinance. If discretionary review is required to for future development, the Department will review the proposal in order to recommend mitigation that minimizes impacts to on- or off-site agricultural resources.

CC: Smith Held

6-41

HELD CURRENT SOILS			CAPABILITY		RANGE	PARCEL ACREAGE			
CODE	SOIL NAME	SLOPE	IRR	NON	CAPABILITY	036	037	039	041
131	DIABLO AND CIBO CLAYS	15-30	IV	IV	well	4	12		
132	DIABLO AND CIBO CLAYS	30-50	VI	VI	well		11	67	2
133	DIABLO-LODO COMPLEX	15-50	VI	VI	moderate			2	
137	ELDER SANDY LOAM	9-15	III	III	well	25	6	12	
141	GAVIOTA SANDY LOAM	50-75	VII	VII	poor	11	41		
142	GAVIOTA FINE SANDY LOAM	15-50	VII	VII	poor	36			
143	GAZOS-LODO CLAY LOAMS	15-30	VI	VI	moderate	1			
144	GAZOS-LODO CLAY LOAMS	30-50	VII	VII	moderate		1	28	13
154	LOMPICO-MCMULLIN LOAMS	30-75	VII	VII	poor				3
165	LOS OSOS-DIABLO COMPLEX	30-50	VII	VII	moderate	34	16	27	
167	LOS OSOS-LODO COMPLEX	30-75	VII	VII	moderate			19	19
181	NACIMIENTO-CALODO COMPLEX	30-50	VI	VI	moderate		1	27	52
183	OBISPO-ROCK OUTCROP COMPLEX	15-75	VII	VII	poor	2	11	5	
PARCEL ACREAGE TOTALS						113	99	187	89
ACREAGE WELL- or MODERATELY-SUITED FOR RANGELAND						64	47	182	86

Note: All acreages approximate; based on GIS APN and soil data from the County Planning Department and NRCS

HELD PROPOSED SOILS			CAPABILITY		RANGE	PARCEL ACREAGE			
CODE	SOIL NAME	SLOPE	IRR	NON	CAPABILITY	036	037	039	041
131	DIABLO AND CIBO CLAYS	15-30	IV	IV	well	15		1	
132	DIABLO AND CIBO CLAYS	30-50	VI	VI	well		2	78	
133	DIABLO-LODO COMPLEX	15-50	VI	VI	moderate			2	
137	ELDER SANDY LOAM	9-15	III	III	well	43			2
141	GAVIOTA SANDY LOAM	50-75	VII	VII	poor	6	41	6	
142	GAVIOTA FINE SANDY LOAM	15-50	VII	VII	poor	12	23		
143	GAZOS-LODO CLAY LOAMS	15-30	VI	VI	moderate		1		
144	GAZOS-LODO CLAY LOAMS	30-50	VII	VII	moderate	2		1	38
154	LOMPICO-MCMULLIN LOAMS	30-75	VII	VII	poor				3
165	LOS OSOS-DIABLO COMPLEX	30-50	VII	VII	moderate	62	1	15	
167	LOS OSOS-LODO COMPLEX	30-75	VII	VII	moderate			20	18
181	NACIMIENTO-CALODO COMPLEX	30-50	VI	VI	moderate	4		4	72
183	OBISPO-ROCK OUTCROP COMPLEX	15-75	VII	VII	poor	3		15	
PARCEL ACREAGE TOTALS						147	68	142	133
ACREAGE WELL- or MODERATELY-SUITED FOR RANGELAND						126	4	121	130

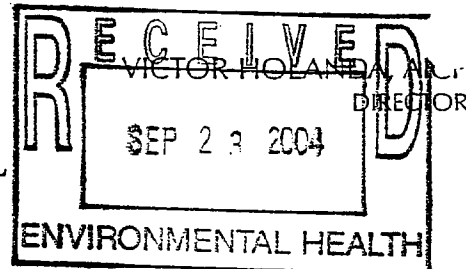
Note: All acreages approximate; based on GIS APN and soil data from the County Planning Department and NRCS



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

OCT 8 2004

Bldg



THIS IS A NEW PROJECT REFERRAL

DATE:

9/22/04

TO:

Env. Health

FROM:

North County Planner
(Please direct response to the above)

HELD FMLY - TRUST

SUB2004-00108

Project Name and Number

COAL 04-0532

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

LLA in Llanitos outside LCP. Between 4 parcels ranging from 180 Acres to 180 Acres. Off Old Creek Rd. (involves 480 Acres) See maps for proposed LLA.

Return this letter with your comments attached no later than:

10/7/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Concerns are that the new property lines do not dissect on site septic systems. The exhibit we received did not show the location of the existing homes & septic systems.

10/5/04
Date

Lauri Salo
Name

781-5351
Phone



10
mlc
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

6-43

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/22/04
TO: L. Kelly
FROM: North County Planner
(Please direct response to the above)

HELD FMLY - TRUST

SUB2004-00108

Project Name and Number

COAL 04-0532

Development Review Section (Phone: 781-788-2009) ()

PROJECT DESCRIPTION: LLA in Cayucos outside LCP. Between 4 parcels ranging from 180 Acres to 180 Acres. Off Old Creek Rd. (involves 480 Acres) See maps for proposed LLA.

Return this letter with your comments attached no later than:

10/7/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

All APNs are legal parcels of Lot Line Adjustment
COAL 86-242,
046-131-036 = Parcel #11; 046-131-037 = Parcel #10;
046-131-039 = Parcel #8; 046-131-041 = Parcel #4, 5, 6, 7, 8, 9

9/23/04
Date

Jo Morrison
Name

x41610
Phone



CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

6-44

January 25, 2006

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

Dear Mr. Mike Wulkan,

LOT LINE ADJUSTMENT PLAN

Name: Held Project Number: SUB2004-00108

The Department has reviewed the lot line adjustment plans submitted for the proposed four parcel adjustment project located at 2575 Old Creek Rd., Cayucos. The property is located within moderate fire hazard severity area, and will require a minimum 20 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

ROADS STANDARDS

- Access roads provide vehicular access to more than one lot of record or to one lot of record with more than four dwelling units.
- Access road widths shall be a minimum of 16 feet.
- Access roads shall have an unobstructed vertical clearance of not less than 13' 6".
- 1. Access roads shall be named and signed.
- Road naming and signing shall occur prior to building final.
- Road name and sign information is available by phoning 781-5199.

DRIVEWAY STANDARDS

- The driveway width shall be 10 feet,
- A driveway exceeding 800 feet shall provide a turnout at the midpoint or every 400 feet.
 - 1. Turnouts shall be a minimum of 10 feet wide and 30 feet long with a 25-foot taper at each end.
- A driveway exceeding 300 feet shall provide turnaround within 50 feet of the residence.
 - 1. Turnarounds shall be a minimum 40-foot radius or a hammerhead/T 60 feet long.

ACCESS ROAD AND DRIVEWAY SURFACES

- Access roads and driveways surfaces shall be:
 - 1. All weather surfaced to a maximum grade of less than 12%.
 - 2. Asphalt or concrete with a non-skid finish for any grade exceeding 12% to a maximum grade of 16%.
 - 3. Meet a load capacity of 20 tons

ADDRESSING

- Legible address numbers shall be placed on all residences.
- Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:

- To each side of roads and driveways a 10-foot fuel-break shall be provided.
- Maintain around all structures a 30-foot firebreak.

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

1. This does not apply to landscaped areas and plants.
- Remove any part of a tree that is within 10 feet of a chimney outlet.
 - Maintain any tree adjacent to or overhanging any building free of deadwood.
 - Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

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FINAL INSPECTION

- The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfslo.org ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,


Gilbert R. Portillo
Fire Inspector

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